034.0	0004	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	516,100 / 516,100
					USE VALUE:	516,100 / 516,100
					ASSESSED:	516,100 / 516,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
51		GARDNER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	VLAD MARY
Owner 2:	
Owner 3:	
Street 1:	51 GARDNER STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	HILL JACK D--ETAL -
Owner 2:	HELLER WENDY B -
Street 1:	51 GARDNER STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 3,264 Sq. Ft. of land mainly classified as One Family with a Row House Building built about 1947, having primarily Aluminum Exterior and 936 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3264.000	184,600		331,500	516,100
Total Card	0.075	184,600		331,500	516,100
Total Parcel	0.075	184,600		331,500	516,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 551.39 | /Parcel: 551.3

Legal Description

User Acct 23735

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

Insp Date 04/24/09

!2812!

PREVIOUS ASSESSMENT

Parcel ID 034.0-0004-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	185,000	0	3,264.	331,500	516,500	516,500	Year End Roll	12/18/2019
2019	101	FV	140,600	0	3,264.	300,400	441,000	441,000	Year End Roll	1/3/2019
2018	101	FV	140,600	0	3,264.	284,900	425,500	425,500	Year End Roll	12/20/2017
2017	101	FV	123,400	0	3,264.	248,600	372,000	372,000	Year End Roll	1/3/2017
2016	101	FV	123,400	0	3,264.	212,300	335,700	335,700	Year End	1/4/2016
2015	101	FV	99,900	0	3,264.	196,800	296,700	296,700	Year End Roll	12/11/2014
2014	101	FV	99,900	0	3,264.	163,100	263,000	263,000	Year End Roll	12/16/2013
2013	101	FV	99,900	0	3,264.	155,400	255,300	255,300		12/13/2012

PRINT

Date	Time
12/10/20	18:09:51

LAST REV

Date	Time
08/01/17	15:45:08
danam	
2812	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HILL JACK D--ET	34186-77		11/30/2001		227,150	No	No		
	20808-357		10/1/1990		90,000	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/16/2016	1408	Addition	65,000	O				build sunrm+deck s
7/8/2015	914	Re-Roof	6,160		7/8/2015			Strip and re-roof.
11/2/2010	2230	Redo Kit	16,800					
10/5/2010	2090	Redo Bat	13,700					

ACTIVITY INFORMATION

Date	Result	By	Name
10/29/2015	Permit Insp	PC	PHIL C
4/14/2011	Info Fm Prmt	BR	B Rossignol
4/24/2009	Inspected	163	PATRIOT
4/20/2009	Missed Appt.	163	PATRIOT
3/16/2000	Inspected	276	PATRIOT
2/24/2000	Measured	263	PATRIOT
11/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	23735
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3264		Sq. Ft.	Site		0	64.	1.59	3									331,470						331,500	

Total AC/HA: 0.07493 | Total SF/SM: 3264 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 331,470 | Spl Credit | Total: 331,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	23 - Row House		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1947	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall	25	% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.92490751
Adj $ / SQ:	124.863
Other Features:	69500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	206936
Depreciation:	22349
Depreciated Total:	184587

COMMENTS

COMMON WALL.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5	BRs:	2	Baths:	1	HB					

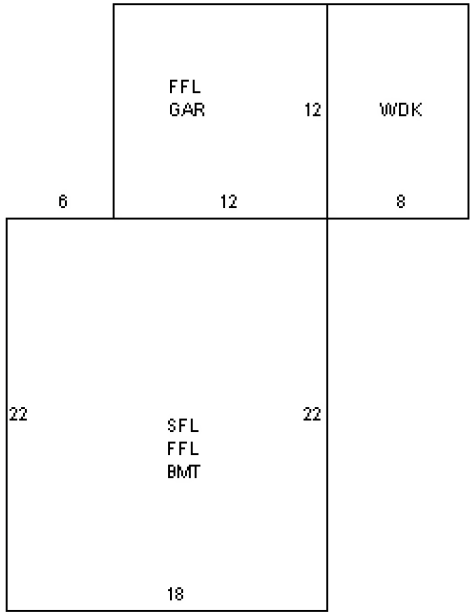
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	124.86
Special Features:	0	Val/Su Net:	117.43
Final Total:	184600	Val/Su SzAd	197.22

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	540	124.860	67,426
BMT	Basement	396	37.460	14,834
SFL	Second Floor	396	124.860	49,446
GAR	Garage	144	29.930	4,310
WDK	Deck	96	14.800	1,421

Net Sketched Area:	1,572		Total:		
Size Ad	936	Gross Are	2868	FinArea	936

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

034.0-0004-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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IMAGE

AssessPro Patriot Properties, Inc